140.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,075,300 / 1,075,300
					USE VALUE:	1,075,300 / 1,075,300
					ASSESSED:	1,075,300 / 1,075,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH BARBARA
Owner 2:	
Owner 3:	
Street 1:	8 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,062 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Clapboard Exterior and 3200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6062.000	588,700	5,100	481,500	1,075,300
Total Card	0.139	588,700	5,100	481,500	1,075,300
Total Parcel	0.139	588,700	5,100	481,500	1,075,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.03 | /Parcel: 336.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	588,700	5100	6,062.	481,500	1,075,300	1,075,300	Year End Roll	12/18/2019
2019	104	FV	435,600	5100	6,062.	451,400	892,100	892,100	Year End Roll	1/3/2019
2018	104	FV	435,600	5100	6,062.	373,200	813,900	813,900	Year End Roll	12/20/2017
2017	104	FV	407,900	5100	6,062.	343,100	756,100	756,100	Year End Roll	1/3/2017
2016	104	FV	407,900	5100	6,062.	313,000	726,000	726,000	Year End	1/4/2016
2015	104	FV	362,300	5100	6,062.	306,900	674,300	674,300	Year End Roll	12/11/2014
2014	104	FV	362,300	5100	6,062.	285,300	652,700	652,700	Year End Roll	12/16/2013
2013	104	FV	377,400	5100	6,062.	271,400	653,900	653,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10838

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11923-592		11/24/1970		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2017	1560	Window/S	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6062		Sq. Ft.	Site		0	80.	0.99	9									481,488						481,500	

Total AC/HA: 0.13916 | Total SF/SM: 6062 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 481,488 | Spl Credit | Total: 481,500

User Acct

90154

GIS Ref

GIS Ref

Insp Date

12/15/17

!10838!

PRINT

Date	Time
12/11/20	01:05:26

LAST REV

Date	Time
01/17/18	08:10:59

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	90154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99539471
Const Adj.:	0.99980003
Adj $ / SQ:	169.183
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723220
Depreciation:	134519
Depreciated Total:	588701

COMMENTS

1/2 UAT NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

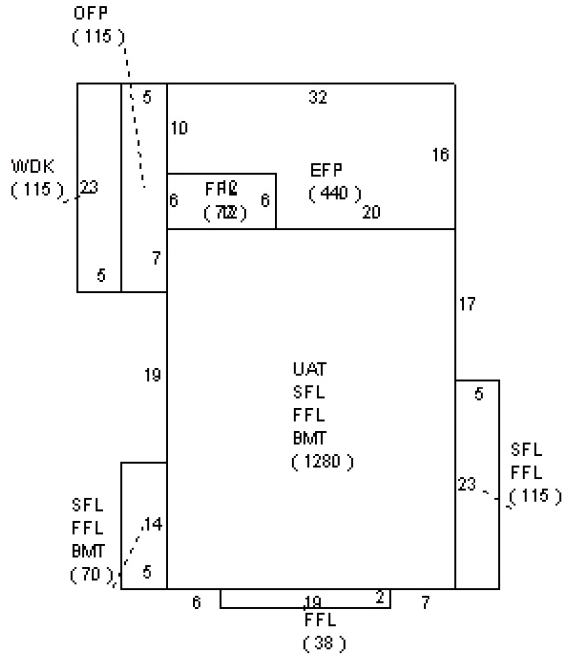
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.18
Special Features:	0	Val/Su Net:	112.78
Final Total:	588700	Val/Su SzAd	193.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,575	169.180	266,464
SFL	Second Floor	1,465	169.180	247,853
BMT	Basement	1,350	50.750	68,519
EFP	Enclos Porch	440	33.410	14,699
UAT	Upper Attic	160	118.430	18,949
OFP	Open Porch	115	30.840	3,547
WDK	Deck	115	14.690	1,690
	Net Sketched Area:	5,220	Total:	621,721
Size Ad	3040	Gross Are	6340	FinArea 3200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	50	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100